

076.0

0005

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
699,400 / 699,400

APPRaised:

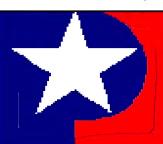
699,400 / 699,400

USE VALUE:

699,400 / 699,400

ASSESSED:

699,400 / 699,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
56		CROSBY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEATTIE CHARLOTTE	
Owner 2:	
Owner 3:	

Street 1: 56 CROSBY ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: BRAIS BARBARA R M -	
Owner 2: -	
Street 1: 21 OLD COLONY DRIVE	
Twn/Cty: WESTBOROUGH	
St/Prov: MA	Cntry:
Postal: 01581	

NARRATIVE DESCRIPTION	
This parcel contains 10,709 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
5/1/2019	588
8/21/2013	1262

ACTIVITY INFORMATION	
Date	Result
10/30/2018	MEAS&NOTICE
2/26/2014	Info Fm Prmt
12/15/2008	Meas/Inspect
1/8/2000	Inspected
10/13/1999	Mailer Sent
10/13/1999	Measured
7/27/1993	MF

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	10709	Sq. Ft.	Site	0	70.	0.62	12		Topo	-10										
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IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct		
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							
101	10709.000	232,400			467,000		699,400							
Total Card	0.246	232,400			467,000		699,400		Entered Lot Size					
Total Parcel	0.246	232,400			467,000		699,400		Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:		404.75		/Parcel: 404.7		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr										076.0-0005-0003.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,400	0	10,709.	467,000	699,400	699,400	Year End Roll	12/18/2019
2019	101	FV	194,500	0	10,709.	433,600	628,100	628,100	Year End Roll	1/3/2019
2018	101	FV	194,500	0	10,709.	433,600	628,100	628,100	Year End Roll	12/20/2017
2017	101	FV	194,500	0	10,709.	380,300	574,800	574,800	Year End Roll	1/3/2017
2016	101	FV	194,500	0	10,709.	346,900	541,400	541,400	Year End	1/4/2016
2015	101	FV	182,300	0	10,709.	306,900	489,200	489,200	Year End Roll	12/11/2014
2014	101	FV	182,300	0	10,709.	290,200	472,500	472,500	Year End Roll	12/16/2013
2013	101	FV	182,300	0	10,709.	276,200	458,500	458,500		12/13/2012

!6358!

PRINT

Date

Time

12/10/20

21:08:49

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

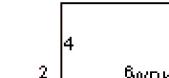
EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

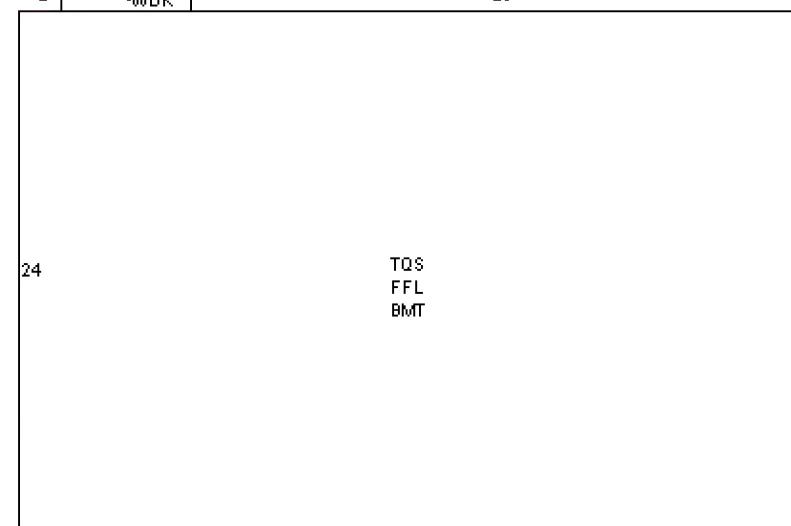
BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

28

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99792004
Adj \$ / SQ:	140.873
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336831
Depreciation:	104418
Depreciated Total:	232413

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	140.87	
Special Features:	0	Val/Su Net:	96.83	
Final Total:	232400	Val/Su SzAd:	153.70	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 076.0-0005-0003.0

More: N

Total Yard Items: []

Total Special Features: []

Total: []

RESIDENTIAL GRID**OTHER FEATURES**

1st Res Grid	Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 4 Baths: 1 HB	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	4	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	864	49.130	42,448						
FFL	First Floor	864	140.870	121,714						
TQS	3/4 Story	648	140.870	91,286						
WDK	Deck	24	15.970	383						
	Net Sketched Area:	2,400		255,831						
	Size Ad	1512	Gross Are	2616	FinArea	1728				

IMAGE**AssessPro Patriot Properties, Inc**